

2021/1056

Mr Jason Parkin

Conversion of barn to form 1 bed annexe

Pump Clock Cottage, North Lane, Cawthorne, Barnsley, S75 4AF

Planning History

No planning history

Site Description

The application is in relation to an existing outbuilding which is located to the south west of the applicant's dwelling and within the curtilage of Pump Clock Cottage. The building is currently used for storage in connection with the applicant's property.

The outbuilding is a natural stone walled structure with artificial stone slates to the pitched roof. The elevation that overlooks the rear fields have two large segmental arches with a brickwork/stone arch and a central brickwork column that supports the arches in the middle of the elevation. The rear elevation of the building has a single access door.

The building not listed however Upper House Farmhouse is Grade II Listed and the barn approximately 25m south east of Upper House Farmhouse is also Grade II Listed. The surrounding agricultural land and adjacent barns are owned by the applicant.

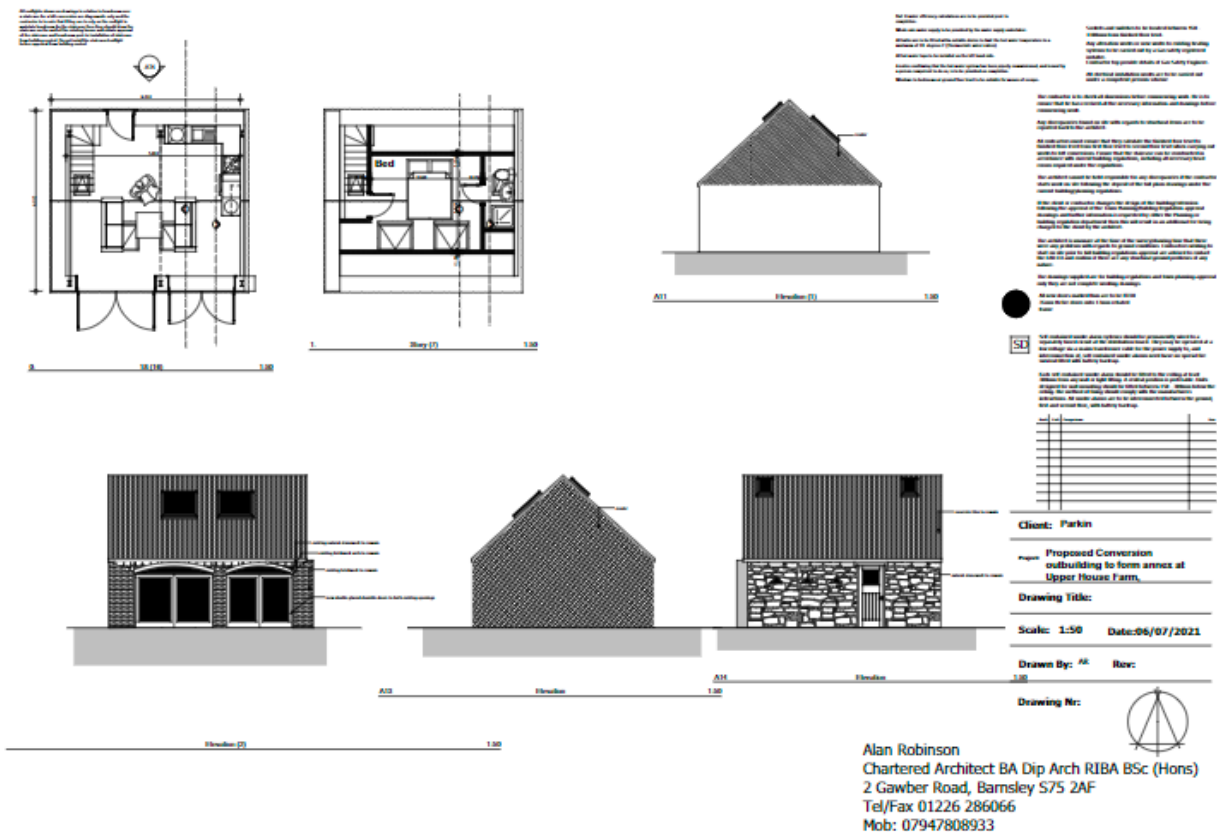


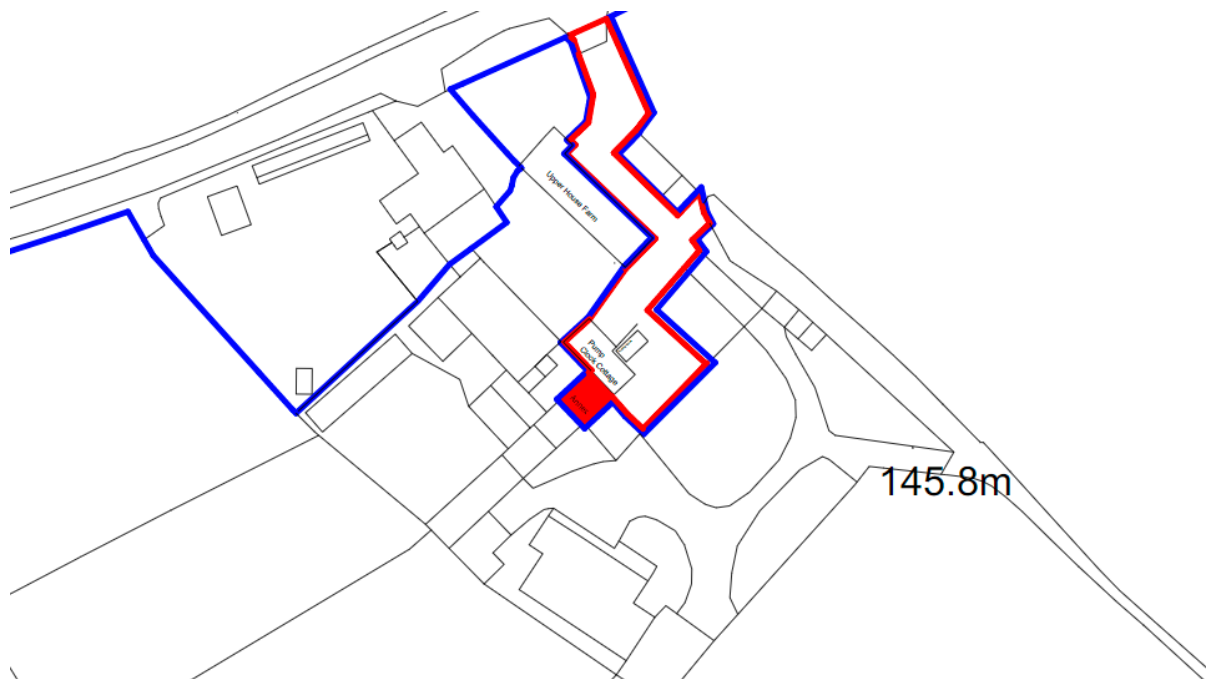


Proposed Development

The applicant is seeking planning approval for the conversion of the existing outbuilding into an annex. The annex has a kitchen/living/dining room at ground floor level and a bedroom and ensuite at first floor. The total floor area of the annex is approximately 46.8sqm. The proposal involves the insertion of glazed doors to the cart door openings, and 4 new rooflights. Alterations are to be made using matching materials with the exception of an area of render to the side elevation.

Due to an error with the name of the property, the agent has changed the address of the application property and is now known as Pump Clock Cottage and not Upper House Farm, however the applicant owns both properties and the surrounding land.





Policy Context

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004).

The Local Plan was adopted by the Council in January 2019 and the Council has also adopted a series of Supplementary Planning Documents which are other material considerations. The National Planning Policy Framework represents up-to-date government planning policy and is a material consideration that must be taken into account where it is relevant to a planning application

The site is set within Green Belt as shown on the Local Plan Maps, therefore the following policies are of relevance:-

GD1: General development – Proposals for general development will be approved providing there is no significant adverse effect on residential amenity, highway safety, the current or future use of nearby land and it upholds good quality design in accordance with local plan policy D1.

SD1: Presumption in favour of sustainable development – The Council will take a positive approach to proposals that reflect the presumption in favour of sustainable development contained in the NPPF.

D1: High quality design and place making – This policy sets the overarching design principles for the borough. Development is expected to be of high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of the local area.

GB3: Changes of use in the Green Belt - We will allow the change of use or conversion of buildings in the Green Belt provided that:

- The existing building is of a form, scale and design that is in keeping with its surroundings;
- The existing building is of a permanent and substantial construction and a structural survey demonstrates that the building does not need major or complete reconstruction for the proposed new use;
- The proposed new use is in keeping with the local character and the appearance of the building; and
- The loss of any building from agricultural use will not give rise to the need for a replacement agricultural building, except in cases where the existing building is no longer capable of agricultural use.
- All such development will be expected to: Be of a high standard of design and respect the character of the existing building and its surroundings, in its footprint, scale and massing, elevation design and materials; Have no adverse effect on the amenity of local residents, the visual amenity of the area, or highway safety; and Preserve the openness of the Green Belt.

HE1: Historic Environment - We will positively encourage developments which will help in the management, conservation, understanding and enjoyment of Barnsley's historic environment, especially for those assets which are at risk.

HE3: Developments Affecting Historic Buildings – Proposals involving additions or alterations to listed buildings or buildings of evident historic significance such as locally listed buildings (or their setting) should seek to conserve and where appropriate enhance that building's significance. In such circumstances proposals will be expected to respect historic precedents of scale, form, massing, architectural detail and the use of appropriate materials that contribute to the special interest of a building.

T3: New development and sustainable travel – New development is expected to be located and designed to reduce the need for travel, be accessible to public transport and encourage smarter ways to travel rather than unsustainable use of the private car.

T4: New development and highway improvement - New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

Poll1: Pollution Control and Protection - Development will be expected to demonstrate that it is not likely to result, directly or indirectly, in an increase in air, surface water and groundwater, noise, smell, dust, vibration, light or other pollution which would unacceptably affect or cause a nuisance to the natural and built environment or to people.

We will not allow development of new housing or other environmentally sensitive development where existing air pollution, noise, smell, dust, vibration, light or other pollution levels are unacceptable and there is no reasonable prospect that these can be mitigated against.

Developers will be expected to minimise the effects of any possible pollution and provide mitigation measures where appropriate.

BIO1: Development will be expected to conserve and enhance the biodiversity and geological features of the borough.

SPDs:

- Parking
- Cawthorne Village Design Statement
- Barn Conversions

- House Extensions and Other Domestic Alterations

Cawthorne neighbourhood plan

Policy C2 Protecting Local Wildlife

Policy C7 Heritage and Design in the Conservation Area

NPPF:

The NPPF sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

Consultations

Cawthorne PC – No comments received

Pollution Control – No objection

Highways DC – No objections subject to condition

Drainage – No objection details to be checked by Building Control

Conservation Officer – No objection subject to conditions.

Biodiversity Officer – No objections subject to conditions

Representations

Neighbour notification letters were sent to surrounding residents and a site notice placed nearby; no comments were received.

Due to an error with the name of the property, the agent has changed the address of the application property and is now known as Pump Clock Cottage and not Upper House Farm. The applicant also owns Upper House Farm. Further neighbour letters have been sent out to reflect this change and no comments have been received as a result.

Assessment

Principle of Development

The building is set within the Green Belt as allocated within the Local Plan Proposals Map. Inappropriate development within the Green Belt will be refused unless it is shown that there are very special circumstances that justify setting aside local and national policy. An exception to this is Local Plan Policy GB3 which allows 'the re-use of buildings provided that the buildings are of permanent and substantial construction'. This proposal would fall into this category as the building is of a permanent and substantial construction. The external alterations proposed are minimal and no extensions are proposed, and as such the proposal would not be considered inappropriate development in the Green Belt. The current use of the building is for

storage purposes in connection with the applicant's land and property, therefore its use as additional accommodation for Pump Clock Cottage is considered to be acceptable.

In addition to the above principle of the development, any development should uphold an excellent and appropriate standard of design whilst not having a detrimental impact on neighbouring buildings/dwellings or the highway. The building is also set close to the Grade II listed Upper House Farm therefore the proposal is expected to protect or improve the character and/or appearance of Listed Buildings in accordance with policy HE3 of the Local Plan. These aspects are assessed within the following sections.

Visual Amenity/Impact on Historic Environment

The building is existing and is not being extended in any way, with all of the works being internal and minimal changes proposed which is in compliance with Local Plan Policy GB3. The use of the building as an annex, used ancillary to the main dwelling, should not have any significant increased impact upon the openness of the Green Belt as no additional garden areas or parking/accesses are required. The external works are considered to be minimal and are primarily centred around making the building useable for the intended annex with the insertion of windows/rooflights and doors.

Given the proximity of the annex to Upper House Farm, the Conservation Officer has been consulted and has provided the following comments:- 'The barn in question is within the complex of outbuildings and agricultural buildings that are curtilage to Upper House Farmhouse and the barn 25m to the west that are both listed at Grade II. The focus of the application is a small square shaped single cell former cart shed. The date of the structure is a little unclear, but it does not seem to be present on the 1903/04 OS but appears on the 1929 map suggesting an early C20 origin.'



1903/4



1929

'Consequently, it's a later structure but likely to have been functionally and historically related to the farmstead. In terms of the present appearance of the building it is a fairly plain and unadorned vernacular structure that appears to have undergone a degree of historic alteration. The roof is artificial stone slate with walls a mixture of thinly bed sandstone, historic and replacement brick with two open side by side segmental arches that face east. To the west is a single doorway and three interesting triangular openings set into the sandstone. The proposal seeks minimal changes to this envelope and retains all the existing external fabric but supplements this with glazed hardwood window and doors to the arches and four rooflights to the roof arranged asymmetrically. In terms of the setting of this building, that of the listed buildings adjacent and the relative contribution I would suggest the building contributes positively. However, there is no direct intervisibility and the setting contribution relates more to the overall group that includes other buildings that are closer to the designed assets.'

Overall, given the moderate contribution to the setting and the approaches detailed in the application I raise no objections (subject to conditions).'

The external changes are fairly minimal and are all in keeping with the existing building. The proposal is therefore in compliance with Local Plan Policies, D1, HE1 and HE3 and Policy C7 of the Cawthorne Neighbourhood Plan and is therefore considered acceptable subject to conditions.

Residential Amenity

The building is detached and is existing. It is located to the immediate south west of the applicant's property, Pump Clock Cottage and the building has very little impact on the other dwellings located within the farm complex.

The Supplementary Planning Document – House Extensions and Other Domestic Alterations (SPD) states that *'Granny Annexes' may be permitted where it would not occupy a disproportionate amount of the garden and would not have its own separate access or garden area. An annex should normally have a close physical relationship with the host dwelling, be single storey and in all circumstances should only have 1 bedroom and no more than 3 rooms in total.*

The proposed annex has been designed with only 3 rooms and has the minimum room sizes permitted in the South Yorkshire Residential Design Guide. The proposed annex is located immediately adjacent to the host dwelling and is therefore considered to have a close physical relationship with the main dwelling and its use as additional accommodation for the main dwelling, would be acceptable. The property also shares the same access, amenity areas and parking as the existing dwelling. Due to the close relationship of the annex to the main dwelling, a condition should be included to ensure that the building is not to be sold or rented as a separate independent dwelling in the future.

The surrounding land is owned by the applicant, and it is used for agricultural purposes. Given that this is not a separate unit and would be occupied by the applicant and their family members, that the occupiers of the unit would be aware of the adjacent agricultural use and would not be significantly disturbed by the adjacent agricultural activity close by.

The proposal is considered acceptable in terms of residential amenity in accordance with policy GB3 of the Local Plan.

Highway Safety

The Highways Officer has no objections to the proposal. The annex would share the existing access and parking with Pump Clock Cottage which is acceptable. The application proposes to convert an existing farm building to provide a 1 bedroom annex, which is unlikely to generate significant additional vehicle movements in accordance with policy T4 of the Local Plan. The Highways Officer has requested details of an additional parking space to be provided, however as this is an annex and there are sufficient parking spaces for the existing dwelling, the proposal is considered to be acceptable and no further details are required.

Impact upon Protected Species

The applicant has submitted a bat survey which is considered acceptable by the Biodiversity Officer. No evidence of roosting bats was found during the survey. The application is therefore acceptable subject to the mitigation measures within the bat report being complied with and subject to conditions.

Recommendation

Approve with conditions